



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Agenda - Final

Plan Commission

Wednesday, October 25, 2023

6:00 PM

Council Chambers, City Hall

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Comment

V. Approval of Minutes

[ID#23-7732](#) Minutes of September 27, 2023

VI. Consent Agenda

Approval with Staff comments and conditions

[PC23-0436](#) Certified Survey Map – Kwik Trip 2530 N Grandview Blvd - A request to create a 2 lot CSM in anticipation of planned expansions to the existing Kwik Trip store and site.

Robin Grams

[PC23-0450](#) Minor Site Plan and Architectural Review - 831 Progress Ave., Valmet Inc. – A request to construct an outdoor prefabricated 10' x 36' structure for the storage of raw materials along the west side of the building.

Doug Koehler

[PC23-0452](#) Minor Site Plan and Architectural Review – 901 N. Grandview Blvd – Water Doctors – Request for approval for previously completed work to repair two water damaged entry ways on the building.

Charlie Griffith

[PC23-0453](#) Certified Survey Map - 2128 & 2132 S. West Avenue - - A request for a 2 Lot CSM to adjust the lot line between the two properties at 2128 and 2132 West Avenue to accommodate a fence.

Robin Grams

VII. Open Public Hearing

[PC23-0449](#) Conditional Use Permit - 1608 N Grandview Blvd – A request for a conditional use permit to operate an Asphalt Sealcoating Business as a home industry in the RS-3 single-Family Residential District

Charlie Griffith

VIII. Action on Public Hearing

[PC23-0449](#) Conditional Use Permit - 1608 N Grandview Blvd – A request for a conditional use permit to operate an Asphalt Sealcoating Business as a home industry in the RS-3 single-Family Residential District

Charlie Griffith

IX. Business Items

[PC23-0445](#) Certified Survey Map - 1016 Guthrie Road -This request is for a two lot CSM, splitting off the western approximately 0.43-acre portion of the lot at 1016 Guthrie Road and adding it to the Fleetfoot Drive Duplex PUD Development to the north in anticipation of another duplex building.

Robin Grams

[PC23-0446](#) Rezoning Petition - 1016 Guthrie Road - A request to rezone the approximately 0.43-acre western portion of the lot at 2016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

Robin Grams

[PC23-0447](#) PUD Amendment - 1016 Guthrie Road – A request to rezone the approximately 0.43-acre western portion of the lot at 2016 Guthrie Road from Rs-3 Single Family Zoning to Rd-2 PUD Duplex with Planned Unit Development overlay.

Robin Grams

[PC23-0451](#) Minor Site Plan and Architectural Review – 344 W. Broadway - A request to revise plans for improvement to the property at 344 W. Broadway

Charlie Griffith

[PC23-0455](#) Planned Unit Development Amendment – Grandview Square Outlot 1 – A request to allow Outlot 1 of Grandview Square Planned Unit Development, located along Madison Street, to be developed into four single family lots, when Outlot 1 is to be maintained as common open space.

Doug Koehler

[PC23-0454](#) Certified Survey Map – Grandview Square Outlot 1 - A request for a 4 lot CSM on Outlot 1 of Grandview Square Planned Unit Development, to create four single family lots for development

Doug Koehler

X. Director of Community Development Report

XI. Adjournment

"A majority of the Council members may be in attendance"

NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Community Development Office 48 hours prior to the meeting at 524-3750, or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request. Attend this meeting in person or watch live at <https://waukesha.legistar.com/calendar.aspx> (due to technical circumstances, the live stream may not always be available).